



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

MEETING OF DECEMBER 22, 1986

Present: Chaput, Sherr, Clarke, Davis, Sillers, Raftery and Leask

Police Station

Kate Simonds gave a report as to its status and the parking lot issue. She represented that the site plan has not changed. On the 15th of January, the Board of Appeals will hold a hearing on the Streeters' application to appeal the issuance of the building permit. (On the plan used to obtain the building permit, parking space lines were deleted.) Member Leask suggested that the Board may want to take a position at the Board of Appeals hearing.

Public Hearing - Concord Properties - Common Drive off Bingham Road

Application of Concord Properties, Inc. for a Common Driveway to serve two lots off Bingham Road. Bill McNary made the presentation indicating that a driveway to serve one house was approved by the Conservation Commission, but now the applicant wants to use the drive to serve two lots. The Board requested that a single plan show both lots to be served and the driveway. The surface will be gravel, 10 feet wide with 2 foot shoulders. The public hearing was continued until January 12, 1987.

Common Driveway: Concord Street - Concord Properties, Inc.

Application of Concord Properties dated 8/25/86. The Conscom has issued an order of conditions. A motion was made to approve the common driveway upon the condition that the form of covenant submitted by the applicant shall be used and upon the finding that the best interest of the Town is served by reducing the number of driveway intersects at that area of Concord Street. Duly seconded, the discussion brief, the motion passed upon a vote of 7 in favor, 0 opposed, after consideration of certain aspects of wetlands impact.

Common Driveway: Russell Street - Altair Associates

This application of Altair Associates is to add a fourth lot to a three lot driveway. The Conscom has given its "straw" vote to a driveway to serve the lot, through the wetland, thereby assuring access by a means other than the common driveway. A motion was made to approve the common driveway amendment upon the condition that the existing maintenance covenant be amended to add this lot and upon the finding that it is in the best interests of the Town to minimize the impact upon the wetlands. The motion passed 7 in favor, 0 opposed after having been duly seconded.

Ledgewood Associates

CV&P has reestimated costs of completion to \$125,400. The Board was advised by its letter of 12/18/86. Mr. Goodman appeared for the developer. A motion was made to authorize Mr. Raftery to execute a tri-party agreement performance bond with the developer and his bank in the amount of \$125,000. Duly seconded, it passed unanimously. January 12, 1987 will see a request to reduce the bond after a CV&P inspection.

Budget

Alas, the budgets for FY 1988 are due. During this year we have nearly exceeded the engineering budget with plenty of time left in the year. A request will be made to FinCom for extra \$4,800 in engineering funds. The budget request for next year will be \$10,000 to reflect the increased engineering costs. This was approved by a unanimous vote.

Minutes

The minutes of December 8, 1986 were read and upon motion made, duly seconded, unanimously approved.

Town Office Location

Discussion on costs centered around unavailability of data. Mr. Raftery will compile the various forms prepared by the members.

Common Driveway Regulations

Mr. Raftery will promulgate a proposed draft.

Town Planner

Mr. Leask suggested that a town planner might be considered. Ms. Chaput will discuss this with the Master Planning Committee and report at the January 12 meeting. Mr. Clarke will contact the Mass. Federation of Planning Boards.

MassPort

Mr. Davis supplied a report on the December 15, 1986 meeting, a copy of which is in the file.

A motion to adjourn was made, seconded and resoundingly passed at 10:10 P.M.

Respectfully submitted,

Thomas J. Raftery